

STATE PROPERTIES COMMITTEE

Tuesday, January 17, 2006

The meeting of the State Properties Committee was called to order at 10:07 A.M. by acting Chair Mr. Robert Griffith. Other members present were, Mr. Richard Woolley, Esquire, and John Ryan representing the Department of Administration. Also present were, Brian Peterson and Marlene McCarthy - Tuohy from the Department of Administration, Darlene Walsh from the Department of Motor Vehicles, Maureen McMahon, David Coppotelli, Tony DeQuarttro, Marc Malkasian, and Dan Clarke for the Department of Transportation, Joseph Dias, John Faltus, Larry Mouradjian, Lisa Primiano and Mary E. Kay for the Department of Environmental Management, Richard Bernstein from the Department of Business Regulations, Joseph Flaherty from the Department of Corrections, Robert Bromely from the Senate Fiscal Office, Steven O'Donnell and Carol Wolff Fallon from the State Police.

1. Old Business – As requested by State Properties Committee, an update on the appraisals on the land in Port of Galilee was made by Larry Mouradjian, Acting Associate Director, Lisa Primiano and Mary Kay on behalf of the Department of Environmental Management. The company that the Department of Environmental Management has hired to do the appraisals is Sweany Real Estate Appraisal. Sweany Real Estate Appraisal is very familiar with Narragansett property and commercial real-estate. The update was on seven parcels: Lot 251 – n/f May's Gift Shop, Lot 210 & 212 – Dave Handrigan Seafood, Inc.,

Lot 203 & 204E – Slavin Ice, Lot 221 – Angie’s Family Style Restaurant, Lot 203 & 204D – Offshore Leasing, Lot 201 – H.M/H. Inc., and Lot 225 – Point Judith Electronic Service. As a result of these appraisals a new rental amount will be applied to these seven parcels in the Indenture of Lease for each tenant.

2. New Business – Miscellaneous – The next scheduled meeting will be held on Tuesday, January 31, 2006. State Properties Committee is letting people know that this meeting will be a lengthy meeting with the agenda already at fifty eight items.

The first item for approval by the Committee was the minutes from the

December 27, 2005 meeting. A motion was made by Mr. Woolley and seconded by Mr. Ryan to accept the minutes of December 27, 2005.

Passed Unanimously

ITEM A – DEPARTMENT OF ADMINISTRATION – A request for permission was made to initiate negotiations with CP Associates. CP Associates is planning to build a new building housing the Department of Motor Vehicles on the first floor and other business filling the second floor. CP Associates has dedicated 500 parking spaces for the use of the Department of Motor Vehicles only. CP Associates is right off the Cranston Street exit off of Route 10. It is 1.6 miles from southern side, less than that from Rt. 95 from Providence, five miles from Rt. 295, accessible from the city with out going on the highway and accessible from the western part of the state by going back roads through Cranston. The Department of Administration believes this is a great location for the Department of

Motor Vehicles and that it would help in the future to consolidate the number of registries that we currently have. A motion was made to start negotiations by Mr. Ryan and seconded by Mr. Woolley.

Passed Unanimously

ITEM B –DEPARTMENT OF ADMINISTRATION – A request made to discuss and sign documents pertaining to 101 Friendship Street has been deferred at the request of Mr. Ryan.

ITEM C – DEPARTMENT OF TRANSPORTATION – A request was made for approval and execution of lease a agreement at 2 James Street between the State of Rhode Island and Andrew J. Mitrelis. This is a piece of land that is 2,293 square feet and would be used for parking. This is a three year lease with the option of four additional three year leases with a thirty day cancellation clause. Rent is \$525.00 per month. Acting Chair asked a question in reference to a previous question raised that would allow the Attorney General's Office to use this space for parking as well. Mr. Coppotelli stated that the Department of Transportation has met with the Attorney General's Office, and has concluded that their office would not be able to utilize this piece of property. The Department of Transportation recognizes the dilemma the Attorney General's Office does have with parking, and stated that they will keep them in mind for future negotiations. A motion was made to approve the lease agreement by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM D – DEPARTMENT OF TRANSPORTATION - A request for Conceptual Approval for disposition of an excess residential

buildable lot on Bayview Avenue, Bristol. On February 23, 1973 the Department of Transportation purchased by deed 2.15 acres of residential property in Bristol for the expressed purpose of constructing the proposed East Shore Expressway. Plans to build the new expressway were later abandoned. The Department of Transportation would like to sell this piece of property through open bid or auction. A motion was made to conceptually approve was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM E – DEPARTMENT OF TRANSPORTATION – A request for approval and execution of a Sign License Agreement Location; 701 George Washington Highway, Lincoln, Rhode Island. StemCells, Inc. is seeking to enter into a License Agreement with the State of Rhode Island for the use of 80 square feet of state property for the erection of a marquee business sign. The License is being granted at fair market value (\$600.00 per year) and will be for a five-year period with the fee being reviewed at the end of the third year. A motion was made to approve the license agreement by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM F – DEPARTMENT OF TRANSPORTATION – A request for signatures on a Deed of Easement to install a new traffic signal and relocate equipment at the intersection of Atwood Avenue and Cherry Hill Road in the Town of Johnston. A motion for approval was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM G – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request for approval and signatures on Indenture of Lease for 83 State Street and a Tripartite Agreement with J & D Realty Holdings, LLC for lots 223 and 226 in the Port of Galilee. J & D Properties has taken over a piece of property that was being used by BTB Corporation so that they can expand their business in support of commercial fishing in the Port of Galilee. A motion to approve the Lease was made by Mr. Woolley and seconded by Mr. Ryan. A motion to approve the Tripartite Agreement was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM H – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request for approval and signatures on a Recreation Easement between the State of Rhode Island and the Town of Barrington, Rhode Island. The Town of Barrington is looking to be reimbursed with funds from the State Department of Environmental Management. The Town of Barrington will build a soccer field and baseball field which the Town is in need of. A motion to approve was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM I – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request for approval and signatures for a license agreement with Fort Adams Trust for authorization to serve alcoholic beverages at an event that would be hosted along with Aquidneck Island Land Trust. This is an early request and the event would not take place until July 22, 2006. This is an event that is included in their master license

agreement and is listed for all of their upcoming season. Fort Adams Trust is asking for early approval on this license for planning purposes. Mr. Faltus, a representative for the Department of Environmental Management, has asked that this be approved subject to the renewal of Fort Adams Trust liability insurance and liquor insurance in May of 2006. A motion to approve was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM J – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made for final approval and signatures on a lease amendment with Park Management I 295. The lease is for the Blackstone River State Park Visitor Center, which has restrooms, a Dunkin Donuts, a sub-station for the Rhode Island State Police, and offers great deal of information on Blackstone River Valley tourism it is located on the north bound side of I 295 and is open twenty four hours a day, seven days a week. The Dunkin Donuts Park Management is required to pay the State of Rhode Island six percent of their gross income in terms of their lease. Additionally, they are required to provide twenty four hour care of the facility, restrooms and parking area. The Department of Transportation is to be responsible for the truck stop area that is in front. The Department of Environmental Management is requesting to make two changes to the original agreement; first, to establish an escrow account to accept the monthly rent and second, provide the process in which this money can be used to respond and make any repairs to this facility. Any money that would be left at the end of the year would go directly to

the General Fund. A question was raised by Mr. Woolley as to the legality of this lease and authorization by State law. Acting Chair conceded after review and deferred discussion to a future date which to be determined. A motion to defer was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM K – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request for approval and signatures on a Conservation Easement between the State of Rhode Island and the Foster Land Trust. The subject property is 157.70 acres of land and is described as an excellent recreational opportunity. A motion was made to approve by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM L – OFFICE OF THE PUBLIC DEFENDER – A request for final approval and signatures on lease agreement with Forward Point, LLC for office space located at 69 Richmond Street Providence. The address of this location is 160 Pine Street due to the landlord changing the location of the door. This lease agreement has the standard terms and conditions with the early termination clause. A motion was made to approve the lease agreement by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM M – DEPARTMENT OF BUSINESS REGULATION – A request for permission to advertise for proposal related to the relocation of the Department of Business Regulation. The current lease expires in April 2007 and the Department is looking to go out to bid to relocate.

The Department of Business Regulation has outgrown its current location and is looking to find a more suitable site. A motion to approve was made by Mr. Ryan and seconded by Mr. Woolley.

Passed Unanimously

ITEM N – DEPARTMENT OF CORRECTIONS – A request for short-term rental for the Correctional Industries products for the Kent County Courthouse. Correctional Industries has found a facility at West Davisville Park to store office equipment and furniture for the Kent County Courthouse. This would only be a temporary situation due to the Kent County Courthouse construction has not finished and the site has been delayed for thirty days and possibly sixty days for the availability of delivery. A motion to approve subject to a letter to Director, Beverly E. Najarian was made by Mr. Woolley and Seconded by Mr. Ryan.

Passed Unanimously

ITEM O – RHODE ISLAND STATE POLICE – A request for conceptual approval for the transfer of land in North Scituate. The Rhode Island State Police is looking to regain this piece of property that has been used by the Rhode Island National Guard. The Rhode Island State Police is currently utilizing this site and the Rhode Island National Guard no longer has use for this facility. The two agencies have met and determined that it would be in the best interest of all the agencies to transfer custody. A motion for conceptual approval was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM P – DEPARTMENT OF ADMINISTRATION – This was a duplicate

item to the agenda in error.

ITEM Q – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT - A motion was made to add this to the agenda as Item Q to the agenda by the Committee. A request for signatures on Park Use Agreement between the State of Rhode Island and the Town of Charlestown. This parcel of land will be used for trails, scenic overlooks, kayak launches and access to Ninigret Pond. A motion to approve was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

There being no further business to come before the Committee, the meeting adjourned at 11:46 A.M. Mr. Woolley made a motion to adjourn which was seconded by Mr. Ryan.

Passed Unanimously

Jeanne M. Enos, Interim Executive Secretary